



GRASSROOTS
REALTY GROUP

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**110 Heritage Boulevard W
Lethbridge, Alberta**

MLS # A2330246



\$549,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Interior Lot, Level, Private, Se		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage, Wood Windows		

Inclusions: Fridge, stove, dishwasher, washer & dryer, central air conditioner, shed.

ABSOLUTELY IMMACULATE WITH TRUE 10/10 CURB APPEAL! Pride of ownership is immediately evident in this beautifully maintained two-storey home located in desirable Heritage Heights. In remarkably preserved condition for its age, this home offers exceptional comfort, thoughtful updates, and outstanding outdoor living. From the moment you arrive, the brand-new driveway creates a welcoming first impression and sets the tone for what awaits inside. Step through the front door into a bright and inviting open-concept living and dining area that flows seamlessly into the timeless oak kitchen overlooking the backyard. Just a few steps down, the warm and comfortable family room offers the perfect place to unwind, complete with a cozy gas fireplace and convenient access to the covered rear deck. A second sliding glass enclosure creates additional shelter from the wind, extending your enjoyment of the outdoor space throughout the seasons. Upstairs, you'll find three spacious bedrooms including a generous primary retreat featuring a walk-in closet and private ensuite. A second full 4-piece bathroom completes the upper level. The fully developed lower level provides even more flexibility with two additional bedrooms, another family room, and an additional bathroom—ideal for larger families, guests, hobbies, or home office space. Convenience continues with main-floor laundry and direct access to the double attached garage featuring durable epoxy flooring. Outside, the beautifully landscaped backyard offers a peaceful setting with the charm and feel of a private cottage retreat, complete with a garden shed and an exceptionally durable cinder block fence built to stand the test of time. Situated on a lot bordered by alleys on two sides, this property enjoys added privacy along with convenient backyard access. Additional upgrades and features include

Gemstone exterior lighting, Peka roll shutters, and leaf guards on all the eavestroughs. All of this in sought-after Heritage Heights.